

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 13				
% of Funds Committed	97.21 %	96.88 %	7	96.48 %	53	57	
% of Funds Disbursed	89.86 %	88.75 %	7	89.00 %	46	48	
Leveraging Ratio for Rental Activities	10.1	5.49	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.74 %	91.34 %	8	83.25 %	34	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	94.55 %	69.77 %	1	70.99 %	86	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.47 %	81.26 %	4	81.75 %	68	74	
% of 0-30% AMI Renters to All Renters***	42.86 %	33.39 %	6	45.84 %	44	43	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.63 %	94.11 %	8	96.12 %	30	28	
Overall Ranking:			In State: 2 / 13		Nationally: 82		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,500	\$14,825		\$27,889	504 Units	68.40 %	
Homebuyer Unit	\$25,828	\$29,328		\$15,632	80 Units	10.90 %	
Homeowner-Rehab Unit	\$10,779	\$20,976		\$21,037	153 Units	20.80 %	
TBRA Unit	\$0	\$1,650		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,724	\$67,055	\$12,004
State:*	\$77,335	\$11,269	\$22,524
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.4	13.8	3.3	0.0
Black/African American:	70.7	71.3	94.8	100.0
Asian:	0.8	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	12.5	1.3	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.2	2.5	0.7	0.0
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HOUSEHOLD SIZE:

1 Person:	66.6	13.8	39.2	0.0
2 Persons:	14.5	35.0	37.9	0.0
3 Persons:	11.2	26.3	9.8	0.0
4 Persons:	4.1	16.3	9.2	100.0
5 Persons:	2.5	2.5	2.0	0.0
6 Persons:	1.0	2.5	1.3	0.0
7 Persons:	0.0	3.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.4	36.3	15.0	100.0
Elderly:	57.7	8.8	66.7	0.0
Related/Single Parent:	23.0	17.5	3.9	0.0
Related/Two Parent:	2.3	27.5	11.1	0.0
Other:	1.7	10.0	0.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	43.8	0.0 [#]
HOME TBRA:	0.0	
Other:	1.7	
No Assistance:	54.6	

of Section 504 Compliant Units / Completed Units Since 2001 177

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 82
 (Percentile)
 State Rank: 2 / 13 PJs Overall Rank: 84
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	94.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	94.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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